



27 Kings Orchard  
Brightwell-Cum-Sotwell, Oxfordshire  
OX10 0QY



JAMESGESNER  
- ESTATE AGENTS -





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**GUIDE £600,000 FREEHOLD**

Situated in this highly sought-after South Oxfordshire village, this beautifully presented and thoughtfully extended four-bedroom link-detached home offers generous gardens and wonderfully flexible living space—an ideal choice for family life. Since purchasing in 2016, the current owners have transformed the property to create a bright, modern home with superb flow.





The accommodation includes a porch, entrance hallway, and a contemporary kitchen/breakfast room featuring quartz work surfaces and integrated appliances. The spacious lounge/dining room opens directly onto the rear garden via sliding doors, complemented by a separate family room and a dedicated play room—perfect for those needing additional space for work or leisure. A ground floor shower room adds further practicality.

Upstairs are four well-proportioned bedrooms and a family bathroom. The property is served by double glazing and gas central heating throughout.



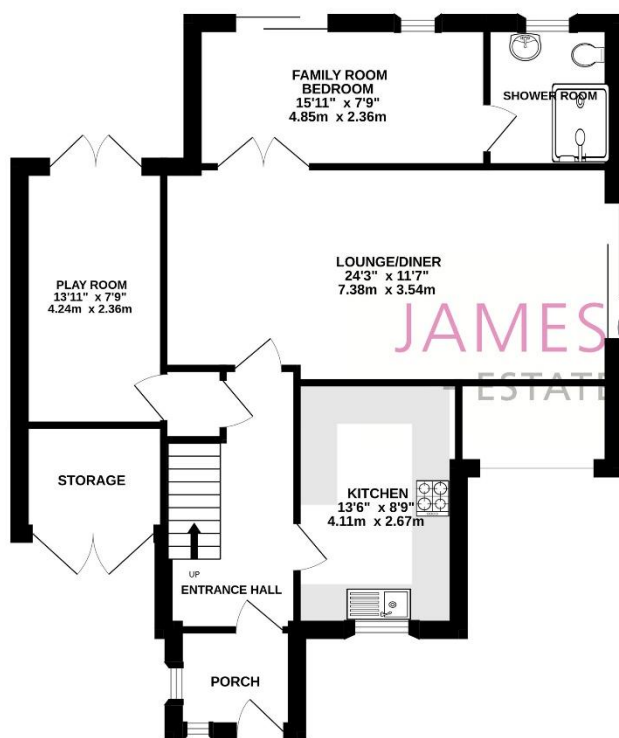
To the front, there is driveway parking and gated side access leading to the mature rear gardens. Generous in size and thoughtfully arranged, the outdoor space includes a large patio area, pergola, hot tub, summer house an excellent setting for entertaining, relaxing or family play. The garage was converted leaving a handy store room to the front. There is also a large timber build garden shed.

Brightwell-cum-Sotwell lies approximately 1.6 miles from Wallingford and 14.2 miles from Oxford. For commuters, Didcot Parkway is around 5.3 miles away, offering regular services to London Paddington in approximately 45 minutes, with fast links also to Oxford and Reading. The village itself is home to the well-regarded Brightwell CE Primary School, while Wallingford provides secondary schooling and a bus service from the village. A selection of excellent private schools is also within easy reach.

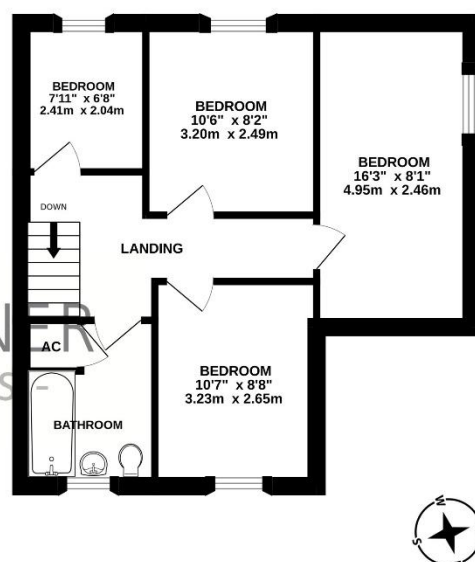




GROUND FLOOR  
896 sq.ft. (83.3 sq.m.) approx.



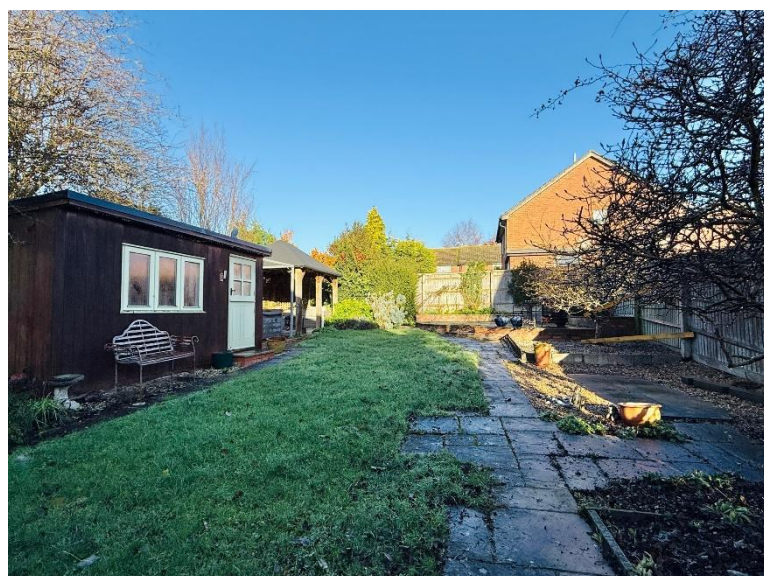
1ST FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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